

**FA1-00619-1 University of Southern California - CIRM Institute****Facilities Working Group Score: 84****Requested Funding: \$35,000,000**
FWG Recommended Funding: \$29,400,000

Possible points →	Value 25	Leverage 25	Urgency 20	Shared Res 15	Function'ty 15
FWG Score: 84	20	18	18	15	13

PROPOSAL:

The applicant proposes construction of a five-story building (one floor of which will be below grade) that would connect to an existing multi-story laboratory building. The new facility would include laboratories on the upper floors and shell space in the below grade level that may be finished later for use as a vivarium. The project includes 53,033 assignable square feet (asf) within 87,537 gross square feet (gsf) with a total cost of \$80 million. Group 2 Equipment costing \$2,160,000 is also included in the project. The requested CIRM funding is \$37 million. Overall, the stem cell program is to include 18 Principal Investigators (PIs) of which 10 are to be new hires. A total of 15 PIs of the 18 PIs in the CIRM program would be housed in the new facility. There is also extensive shared space including conference space and shared laboratory space. Core laboratories include a cell bank, mass spectrometer, chemical genomics, cell culture and a training laboratory. Completion of the project is scheduled for July 2010.

COST:**Cost Summary Table**

Cost Category	Total Amount	Amount/PI@15
Building	\$80,000,000	\$5,333,333
Group 2 Equipment	2,160,000	144,000
Total	\$82,160,000	\$5,477,333
CIRM Amount	\$35,000,000	\$2,333,333
Applicant Amount	\$47,160,000	\$3,144,000

* Based on number of PIs included in the Part 1 Capacity/Use table

SUMMARY OF FACILITIES WORKING GROUP REVIEW AND DISCUSSION

The reviewer indicated that the applicant has assembled a strong team, with respect to both the architect and the contractor.

Value—The reviewer indicated that he found the application to be a good value with particular mention of the green roof contributing to the sustainability goal.

Leverage—The application was described as well-leveraged, and while the vivarium is being proposed as shell space in the CIRM-funded project and was a concern in the staff analysis, the reviewer has confidence that the institution has the financial capacity to build out the space into a functioning vivarium later. During the public comment period on this item, the applicant stated that the resources are indeed available to accomplish the build-out and a fundraising effort would not be needed to complete the shell space.

Urgency—The reviewers were concerned that required environmental review and the building permit have not yet been issued for the project. During the public comment period, the applicant stated that the environmental documents and the building permit for the project are in place and will not pose any problem in implementing the project.

Shared Resources—The reviewer also noted that the application anticipates significant shared facilities, as demonstrated by the scientific collaborations that the applicant has developed with five other institutions in Los Angeles. He added that development of a medical research park nearby was an important element. The applicant indicated that the collaboration with five other stem cell research institutions in Los Angeles was a significant strength of their proposal which the speaker suggested was undervalued in the comments made by the working group on the proposal.

Functionality—The reviewer expressed some concern about functionality, particularly because the mechanical area for this building will be located on the first floor and may be a source of vibration that could pose a problem for sensitive equipment to be located in the basement of the building. During the public comment period, the applicant indicated that the mechanical space will be equipped with vibration isolators and will not pose a problem for sensitive equipment in the building. It was also noted that location of most of the core laboratories in the adjacent building is a disadvantage to the functionality of the project. CIRM's laboratory planner stated that his concerns about functionality stem from the relatively small floor plate of this building, which allows only five principal investigators to be located on any one floor. He noted this as a disadvantage for promoting interaction among researchers.

The FWG score for this application was 84. During programmatic review, the FWG voted to recommend funding of \$29,400,000, representing 84 percent of the requested amount of \$35 million.